247

CERTIFICATE OF OWNER

I, (we) Barnett Family Properties, LLC the owner(s) of said lands surveyed by Michael R. Bridges, do hereby certify that title was and is vested in it as stated and join in the foregoing statement made by said Anderson, LLC, and I was and in Code of Alabama 1975, 35-2-50 et seq., do hereby certify that I was and it is my (our) intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Signed and sealed in the presence of:

Property Owner: Barnett Family Properties, LLC

By: Robert L. Barnett
Robert L. Barnett, Manager

STATE OF Alabama
Shelby COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Robert L. Barnett, whose name is signed to the foregoing certificate, as managing member of Barnett Family Properties, LLC, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the 11 day of December, 2012.

Deborah A. Cearley
Notary Public

11-15-14
My commission expires:

CERTIFICATE OF SURVEY

I, Michael R. Bridges, a Licensed Professional Land Surveyor in the State of Alabama, for Gonzalez-Strength & Associates, Inc., state that this is a plat of an actual field survey of lots 1 and 2, inclusive of Anderson & Anderson, LLC Addition to Florence. I further state that this survey and plat meets the Minimum Technical Standards as set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Rule 330-X-14-.05 (G) on May 7th 2002 to the best of my knowledge, information and belief.

This the 11TH day of December, 2012.

GONZALEZ - STRENGTH & ASSOC., INC.
By: Michael R. Bridges
Michael R. Bridges, Reg. No. 25650

STATE OF ALABAMA
LAUDERDALE COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Michael R. Bridges, whose name is signed to the foregoing certificate, as Land Surveyor, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the 11 day of December, 2012.

Deborah A. Cearley
Notary PUBLIC

11-15-14
My commission expires:

CERTIFICATE OF APPROVAL PROBATE JUDGE

I, James E. Hall, Jr., Probate Judge of Lauderdale County, Alabama hereby certify that the annexed plat of Wal-Mart Addition to Florence was filed in the office for recording and was duly recorded in Plat Book 9, Page 247; this the 19th day of December 2012.

James E. Hall Jr.
Probate Judge

CERTIFICATE OF APPROVAL COUNTY HEALTH OFFICER

The lots on this plat are subject to approval or deletion by the Lauderdale County Health Department. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of lots or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department and are made a part of this plat as set out hereon.

GIVEN under my hand and official seal this _____ day of _____, 2012.

Health Officer

CERTIFICATE OF APPROVAL DIRECTOR, 911

Having reviewed this plat, and the associated improvements by the owner for dedication of the City of Florence, (as secured by bonds), I, [illegible] as Director, 911, recommend approval and acceptance by the Planning Commission, this 18 day of Dec, 2012.

Director, 911:

FINAL PLAT

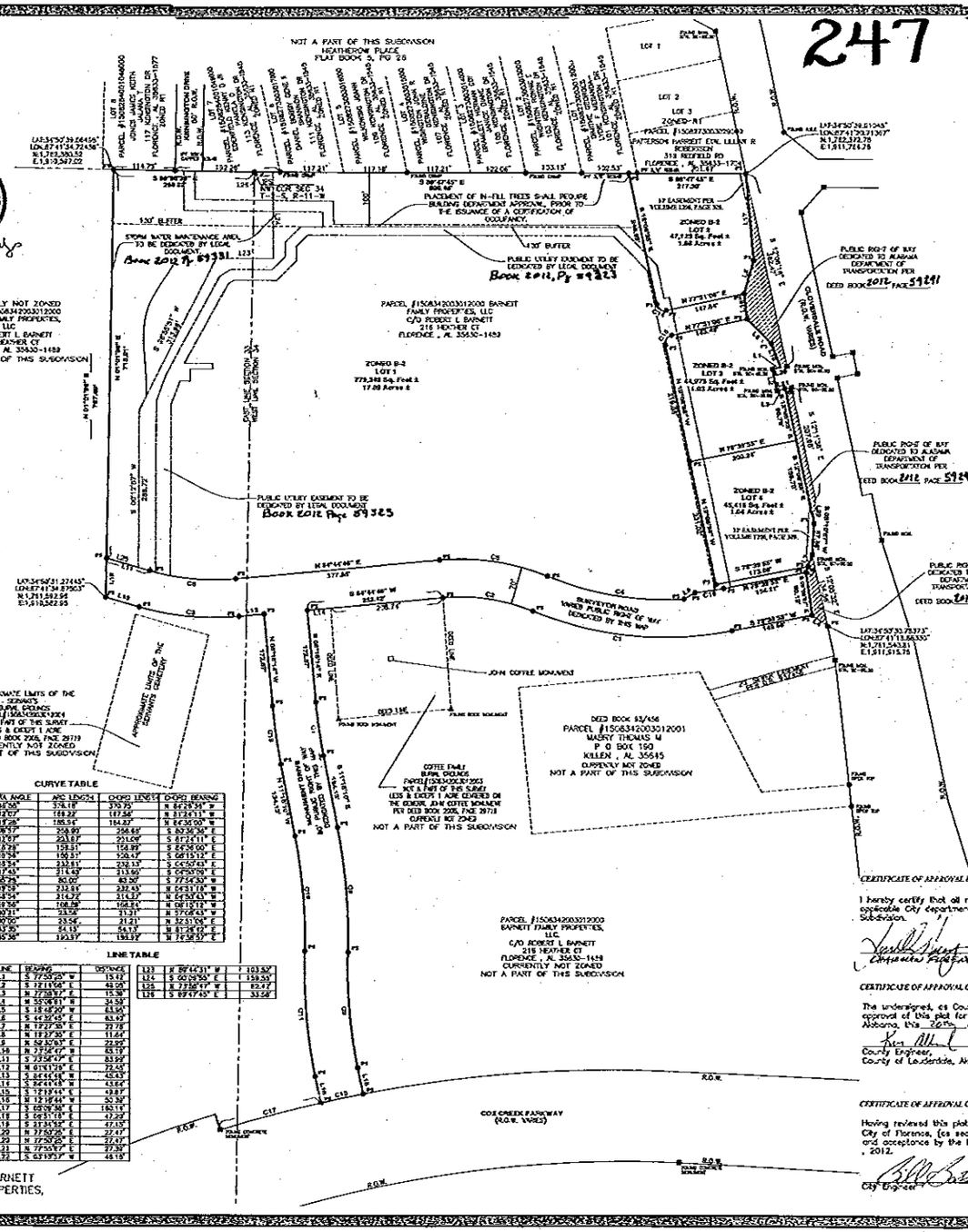
WALMART ADDITION TO FLORENCE

A parcel of land situated in the Northwest quarter of Section 34, Township 2 South, Range 11 West and also the Northeast quarter of Section 33, Township 2 South, Range 11 West, Lauderdale County, Alabama

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2178 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
PHONE: (205) 942-2466
FAX: (205) 942-3033
www.Gonzalez-Strength.com

© Copyright 2008



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	638.00'	33°56'06"	378.18'	372.70'	N 84°24'34" W
C2	350.00'	27°48'07"	169.82'	167.99'	N 21°26'11" W
C3	500.00'	21°16'26"	185.54'	184.47'	N 84°36'00" W
C4	268.00'	26°08'17"	208.89'	204.65'	S 83°36'34" E
C5	433.00'	27°10'07"	205.37'	203.49'	S 81°27'11" E
C6	430.00'	21°18'28"	159.31'	158.39'	S 84°36'00" E
C7	800.00'	09°03'34"	126.31'	126.17'	S 08°15'12" E
C8	1043.00'	12°48'34"	233.21'	232.73'	S 06°57'43" E
C9	950.00'	12°47'45"	214.49'	213.99'	S 06°57'39" E
C10	2361.82'	01°55'25"	80.00'	80.00'	S 77°54'30" W
C11	1545.00'	12°49'38"	333.49'	332.93'	N 84°31'19" W
C12	950.00'	12°48'54"	212.37'	211.87'	N 84°30'43" W
C13	1545.00'	06°59'56"	188.58'	188.24'	N 08°15'12" W
C14	15.00'	90°00'11"	23.56'	21.21'	N 37°08'43" W
C15	15.00'	90°00'00"	23.56'	21.21'	N 52°51'06" E
C16	1545.00'	06°03'35"	163.11'	163.04'	N 81°45'43" E
C17	2361.82'	04°36'38"	190.37'	190.32'	N 74°38'32" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°53'25" W	15.12'
L2	S 12°11'56" E	48.05'
L3	N 77°53'47" E	15.38'
L4	N 55°08'51" W	34.53'
L5	S 18°48'20" W	63.95'
L6	S 44°35'45" E	83.97'
L7	N 12°27'55" E	27.78'
L8	N 18°27'35" E	11.24'
L9	N 54°32'51" E	23.99'
L10	N 77°54'47" W	68.19'
L11	S 23°58'47" E	83.99'
L12	N 61°01'19" E	72.45'
L13	S 84°45'48" W	48.43'
L14	S 84°45'48" W	43.64'
L15	S 12°19'48" E	49.87'
L16	N 12°19'48" W	50.39'
L17	S 05°09'38" E	150.11'
L18	S 06°51'18" E	47.99'
L19	S 21°51'32" E	47.15'
L20	N 37°59'25" E	27.07'
L21	N 77°50'25" E	27.47'
L22	N 77°55'57" E	27.39'
L23	S 63°19'57" W	46.18'
L24	N 89°16'31" W	103.50'
L25	S 00°09'50" E	159.53'
L26	N 23°58'47" W	83.47'
L27	S 89°17'45" E	33.58'

OWNER: BARNETT FAMILY PROPERTIES, LLC

The following plat notations are required by the City of Florence Planning Commission to ensure adequate public right of way improvements and streets that may be required in the event of future development of Barnett Family Properties, LLC. These plat notations do not apply to Lots 1, 2, 3, and 4, as shown on this record map with the exception of note "H" below.

NOTES:

A. At such time as development or re-development is proposed within the bounds of Barnett Family Properties, LLC, the Planning Commission may require the construction of a frontage road with proper outer separation running parallel to Cloverdale Road from Surveyor Road south to the CVS public right of way ingress/egress. At that time, the Planning Commission in conjunction with ALDOT shall consider the elimination and/or re-configuration of the existing entrance to CVS.

B. At such time as development or re-development is proposed within the bounds of Barnett Family Properties, LLC, and such development adjoins Monument Drive, all required public improvements (i.e. sidewalk, street trees, etc.) shall be installed in total for such roadway by the developer in accordance with the Subdivision Regulations.

C. At such time as development or re-development is proposed within the bounds of Barnett Family Properties, LLC, and such development adjoins Monument Drive, a traffic study shall be required to be submitted to the Planning Commission and ALDOT for review to determine the need for signalization of the intersection of such roadway with Cox Creek Parkway.

D. At such time as development or re-development is proposed within the bounds of Barnett Family Properties, LLC, a determination shall be made by the Planning Commission depending on development plans submitted as to method of roadway connection (frontage road with proper outer separation or interior roadway) between required Cloverdale Road frontage RV'S development, and (Monument Drive). At that time, the existing CVS ingress/egress to Cox Creek Parkway shall revert to right-in and right out only, in accordance with the "Final Plat, CVS Subdivision", Plat Book 7, Page 98, as recorded in the office of the Probate Judge of Lauderdale County, or after review by ALDOT, the Planning Commission, and the City Engineer, may be eliminated. The developer shall bear all expenses for modification or closure.

E. There shall be no new access points to Cox Creek Parkway between Monument Drive and Cloverdale Road to the east, and Monument Drive west to the Crossplains Church entrance road. (As per ALDOT)

F. There shall be no new access points to Cloverdale Road between (Surveyor Road) and the CVS public right of way ingress/egress on Cloverdale Road. (As per ALDOT)

G. At such time as development or re-development is proposed within the bounds of Barnett Family Properties, LLC, the Planning Commission, with input from the Florence Historical Board, may impose additional setbacks and/or land dedication as appropriate for the continued protection of the John Coffee Cemetery and the Sorrento Cemetery.

H. There shall be no direct access to Cloverdale Road for Lot 2, Lot 3 and Lot 4. All access to Lots 2, 3 and 4 shall be restricted to the adjoining Lot 1 parking area.

I. At such time as development or re-development is proposed within the bounds of Barnett Family Properties, LLC, the Planning Commission and City Council may place a Conditional Overlay restriction on proposed zoning so as to control land use, site development, signage, architecture, setbacks, buffering and additional restrictions to be determined for development control.

J. At such time as there is submittal of development proposals for Barnett Family Properties, LLC, the Planning Commission reserves the option for additional requirements other than those outlined above.

LEGEND

- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET (5/8" REBAR w/CAP)
- FOUND CONCRETE MONUMENT

CERTIFICATE OF APPROVAL PLANNING COMMISSION

I hereby certify that all required approvals have been certified by the Commission and applicable City departments for the final plat designation in Wal-Mart Addition to Florence Subdivision.

(CHAIRMAN FLORENCE PLANNING COMMISSION)

DATED: 12-17, 2012

CERTIFICATE OF APPROVAL COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lauderdale, Alabama hereby certifies approval of this plat for the recording of same in the Probate Office of Lauderdale County, Alabama, this 20th day of December, 2012.

County Engineer,
County of Lauderdale, Alabama

CERTIFICATE OF APPROVAL CITY ENGINEER

Having reviewed this plat, and the associated improvements by the owner for dedication of the City of Florence, (as secured by bonds), I, Bill Batson, as City Engineer, recommend approval and acceptance by the Planning Commission, this 17th day of December, 2012.

City Engineer

PROJECT# 10WAL61
OCTOBER 2012

WALMART ADD TO FLORENCE